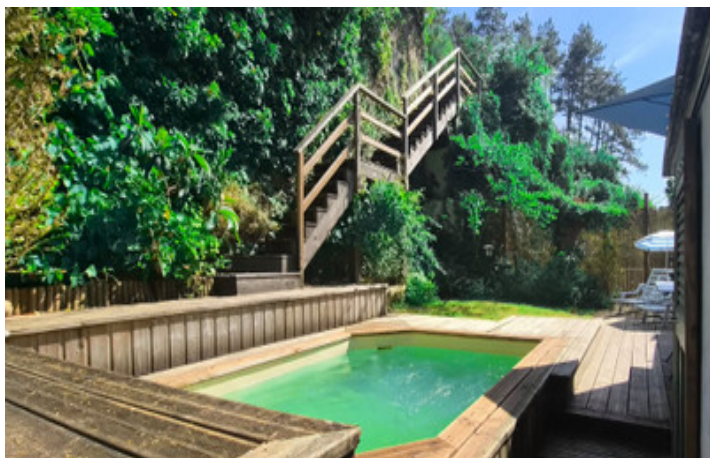
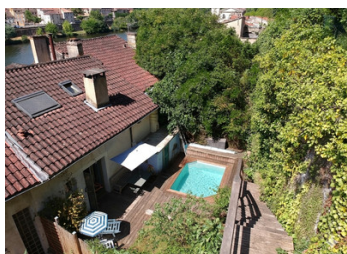


Just steps from the town centre, a unique apartment with a terrace, gardens and a swimming pool



INFORMATION

Town:	Cahors
Department:	Lot
Bed:	2
Bath:	1
Floor:	85 m2
Outside Space:	390 m2



IN BRIEF

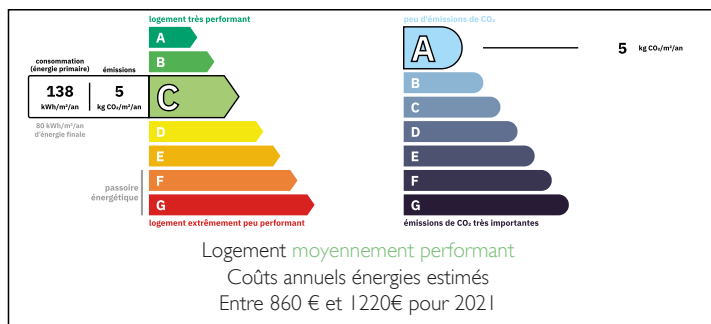
Just a two-minute walk from the town centre, this charming dual-aspect duplex apartment offers 85 sqm of floor space (68.57 sqm Carrez Law), is move-in ready, and features two private gardens—including one with direct access from the living area—as well as a shared swimming pool.

The property enjoys stunning uninterrupted views over the River Lot, the historic town and the surrounding countryside.

The bright and spacious 42 sqm dual-aspect living area features an open-plan, fully fitted and equipped kitchen with direct access to the garden and swimming pool. A guest WC completes this level.

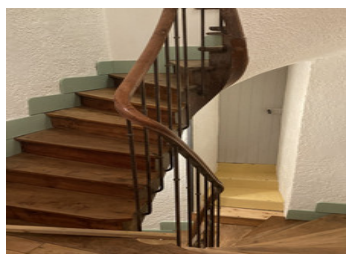
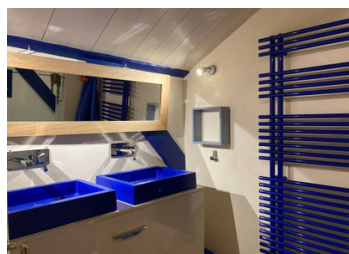
Upstairs, there are two bedrooms, a shower room and a separate WC.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Charming duplex apartment with gardens, swimming pool and river views

This attractive dual-aspect duplex apartment offers 85 sqm of floor space (68.57 sqm Carrez Law). Move-in ready, it features two private gardens—including one directly accessible from the living area—and access to a shared swimming pool.

The property enjoys lovely views over the River Lot and the historic town.

The bright and spacious 42 sqm dual-aspect living area features an open-plan, fully fitted and equipped kitchen with direct access to the garden and pool, as well as a guest WC. Two large windows overlook the river and the medieval town, while French doors open onto the garden terrace.

Upstairs are two bedrooms, a shower room and a separate WC.

The apartment occupies the second and third (top) floors of the building. Please note that there is no lift.

The property is part of a small condominium comprising just three apartments, with a volunteer property manager. Annual service charges are approximately €250, and the annual property tax is €1,600.

The apartment underwent a complete renovation between 2015 and 2017 using high-quality natural materials, including lime plaster, Fermacell wall panels, wood fibre, hemp shiv and cork insulation. It is equipped with a contemporary Italian wood-burning stove, Atlantic electric inertia radiators, and aluminium/timber acoustic double glazing.

Energy performance rating: C.

Information about risks to which this property is

NOTES